

58 ALBEMARLE GATE, PITTVILLE, CHELTENHAM, GL50 4PJ

GUIDE PRICE £400,000

FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND D

Ground Floor

Approx. 49.7 sq. metres (534.5 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



Total area: approx. 94.7 sq. metres (1019.2 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.



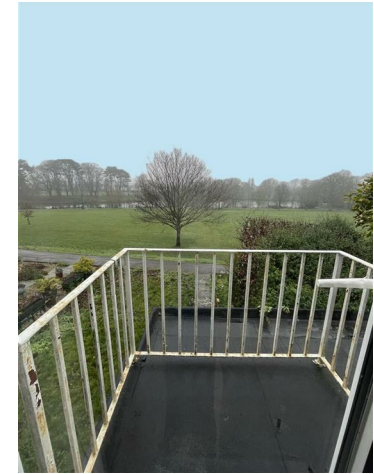
A super opportunity to acquire a rarely available semi-detached family occupying one of the most desirable views and location overlooking the famous Pittville Park. This particular property has gas central heating and double glazing and would benefit from some updating. The accommodation is arranged to provide entrance porch, cloakroom (wc) living/dining room with useful storage cupboard, kitchen/breakfast room, rear porch, THREE BEDROOMS and a bathroom. The main bedroom has a balcony facing over the Park to the Lake. There is a compact garden to rear with pedestrian rear access leading to where the en-bloc Garage.

The Grade II listed Pittville Park, the largest ornamental park in Cheltenham, boasts a delightful boating and fishing lake, tennis courts, skate park and a pitch and putt golf course and just slightly further afield are the children's play area and aviaries together with the Historic Grade I listed Pittville Pump Room.

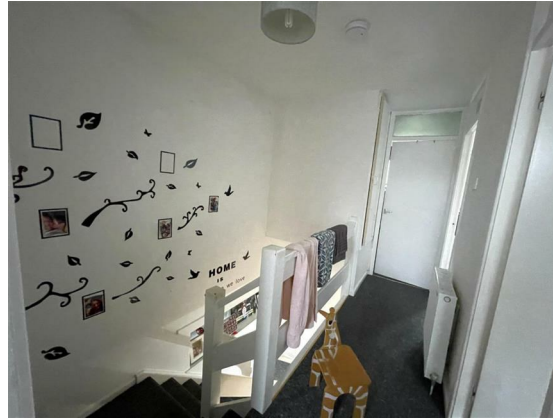
Within half a mile is Leisure at Cheltenham which offers swimming pools, gym facilities and soft play and half a mile in the other direction is the prestigious home of the Cheltenham Gold Cup at Prestbury Park Racecourse which draws visitors from across the country; also home to The Centaur which hosts Live Entertainment to include the recent Snooker Finals and comedy shows, Fayres and Exhibitions etc.

The Brewery Quarter which offers many eateries, bowling, soft play, cinema etc is around a mile distant and Cheltenham Town Centre can be found just around one and a quarter miles away.









All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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